

### Retail / Office Unit To Let

23 Jackson Street, Gateshead NE8 1EE

Ref: NE2173



- **Ground floor retail unit.**
- **Retail Area circa 900 sq.ft. (84 sq.m.).**
- **Modern, open plan layout.**
- **Busy town centre location.**
- **Suitable for a variety of uses.**
- **ASKING RENT £12,000 per annum.**



#### Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

#### Viewing

Strictly by prior arrangement through North East Commercial. No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property.

# 0191 487 8566

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4 Staithes  
The Watermark  
Gateshead  
NE11 9SN



## Location

The property is located in the centre of Jackson Street which is in the heart of the town centre and links High Street with West Street. Gateshead is currently enjoying significant investment and the Council are committed to improving the central areas around the High Street and have been acquiring land and property with a long term view to regeneration.

Jackson Street is a busy bus route and one of the main routes through the town with a number of well-known occupiers including Subway, Bright House, Specsavers and the Post Office.

## Business

The premises are currently used as a mobile phone accessory and vape shop but would be suitable for other uses, subject to consents.

There are strong levels of potential captive trade from the shoppers and workers but the busy road and bus stops also generate a certain level of passing trade.

Viewing is recommended to fully appreciate the central location and potential.

## Premises

Comprises a retail unit within a larger property;

### Ground Floor

**Retail Area** circa 900 sq.ft. (84 sq.m.)

**W.C.**

1 car parking space to the rear of the property.

## Terms

The premises are available by way of a new FRI lease at an asking rent of £12,000 per annum with a 3 yearly rent review pattern. Full terms to be agreed.



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## EPC

Rating D.

## Planning

We understand the premises currently have planning permission for use as A1 (Retail) under the Town & Country Planning (Use Classes) order 1987 (as amended). Effective Class E.

## Business Rates

The premises are assessed as follows:

Description: Shops and premises  
Rateable Value (2023): £12,250

Rates free incentives subject to status.

## Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.



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